

Posted 3/31/20  
RS

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VERNON TOWN CLERK  
20 MAR 31 AM 8:54

**TOWN OF VERNON  
Planning & Zoning Commission (PZC)**

Meeting Notice  
**Thursday, April 2, 2020, 7:30 PM**

Via Zoom Audio Teleconference  
Phone-1-646-876-9923  
Meeting ID-844 874 817  
Access/Password-885602

Or via web link:  
<https://zoom.us/j/844874817?pwd=aDhzcWNGWEIwVHNYZz09>

**AGENDA**

1. Call to Order & Roll Call by Roland Klee, Chairman
2. Administrative Actions/Requests
  - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business" requires Commission vote
  - 2.2 Approval of the Minutes from the March 5, 2020 meeting
  - 2.3 Communications received NOT related to Agenda items, if any
    - 2.3.1 Memorandum from Town Planner Regarding Public Meetings and Notice During COVID-19 Crisis
3. New Application(s) for receipt
  - 3.1 **Application [PZ-2020-04] of Phil Wilson, 713 Realty, for a Modification to a Site Plan of Development and Special Permits pursuant to Section 15 for the removal in excess of 50 cubic yards of earth and Section 4.10.1.11.9 for outside display areas of greater than 10% of gross floor area located at 713 Talcottville Rd.-Scranton Powersports (Assessor's ID: Map 07, Block 0002, Parcel 0002A).**
4. Public Hearing and Action on Application
  - 4.1 **Application [PZ-2020-02] of James Kephart for a Special Permit to operate a Home-Based Business of Major--Type 2: Wood Turning at 181 Bamforth Rd. (Assessor's ID: Map 30, Block 0133, Parcel 0001D).**
5. Other Business/Discussion



6. 8-24 Referrals, if any
7. Communications sent
8. Adjournment

Roland Klee, Chairman  
Planning & Zoning Commission

(Clerk Note: Entire packet attached  
on Website posting.)





OFFICE OF THE  
TOWN PLANNER

# TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066-3291

Tel: (860) 870-3640

E-mail: [gmcgregor@vernon-ct.gov](mailto:gmcgregor@vernon-ct.gov)

RECEIVED  
VERNON TOWN CLERK  
20 MAR 31 AM 8:56

## MEMORANDUM

TO: Vernon Planning and Zoning Commission

FROM: George K. McGregor, AICP, Town Planner

SUBJECT: Public Meetings, Notice, and Timelines During COVID-19

DATE: March 25, 2020

A brief summary of the changes put in place via Executive Order by Governor Lamont related to local land use activities.

1. In-person public meeting requirements have been lifted, allowing public meeting via teleconference or other virtual technology. Notice requirements have been adjusted to require call-in/web access instructions, as well as web site posting requirements for application materials.
2. All land use related timelines have been extended by 90 days.
3. Citizen Petitions permitted by electronic signature.
4. Legal Notice requirements through local newspapers has been suspended during the crisis period. Posting on the Town Website is acceptable, with certain time guidance provided.
5. Electronic submission of application materials is acceptable; hard copy deliveries may be waived.

GKM

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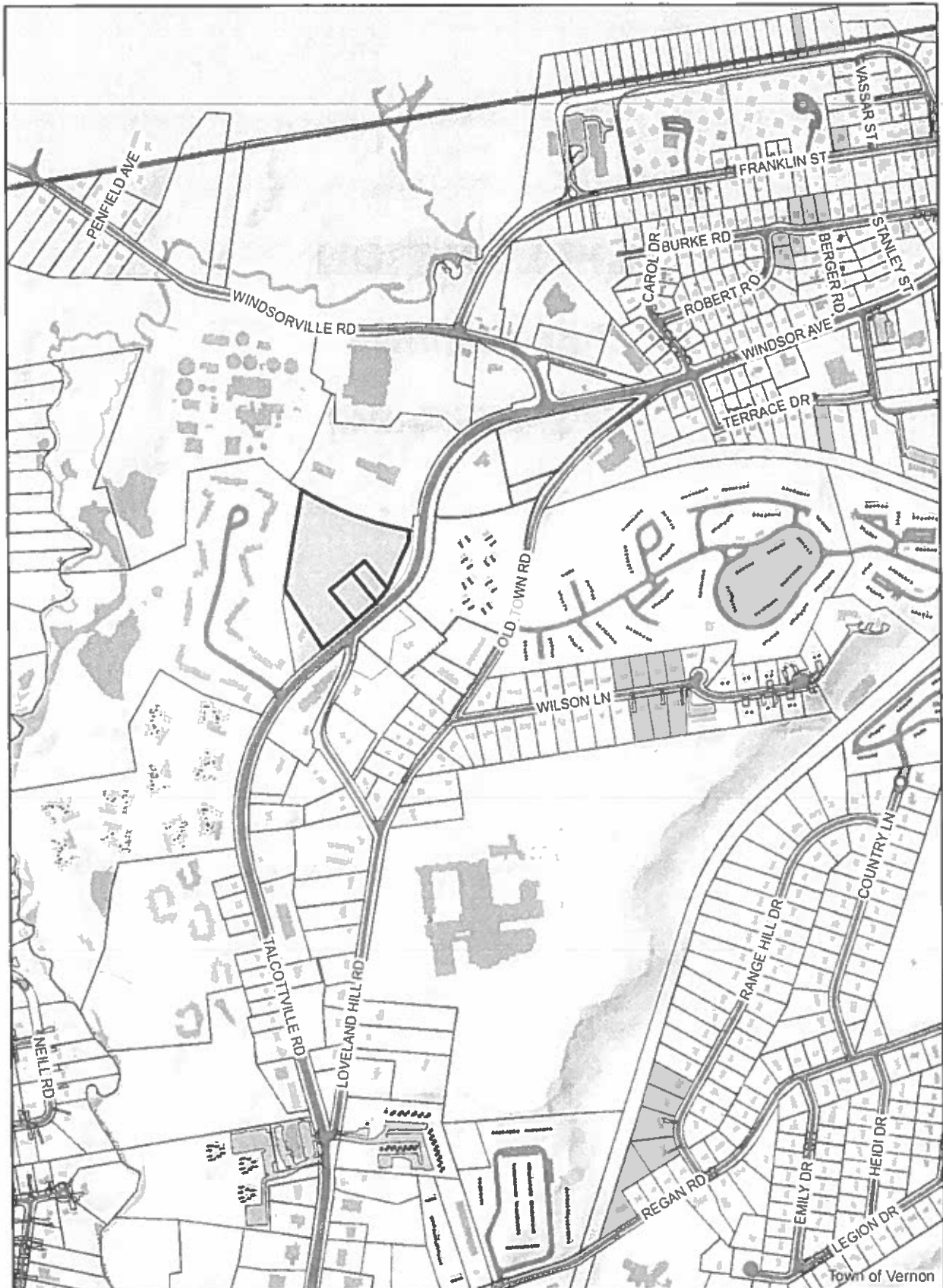
**COMMUNICATIONS RECEIVED  
NOT RELATED TO AGENDA ITEMS**

**Memorandum from Town Planner**

RECEIVED  
VERNON TOWN CLERK  
20 MAR 31 AM 8:56

**APPLICATION**  
**For Receipt**  
**(PZ-2020-04)**

# PZ-2020-04 713 Talcottville Rd.





**TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)**

**APPLICATION**

This form is to be used to apply to the Vernon Planning & Zoning Commission (PZC) for a change of zoning district, amendment of the Zoning Regulations, Site Plan of Development (POD), Special Permit(s), amendment of the Subdivision Regulations, and/or approval of a (re) subdivision, or DMV location approval. Provide all the information requested.

The applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property; said interest shall be explained and written permission for this application must be obtained from the property owner and submitted with this application if the applicant is not the property owner (ZR Section 2.3).

*The list of approvals and the references to sections of the Regulations are for informational purposes only to assist with preparation of the PZC application and are not a definitive statement of the sole requirements that may apply to a specific project.*

The applicant understands that the application is complete only when all information and documents required by the PZC have been submitted and, further, that any approval by the PZC relies upon complete and accurate information provided by the applicant. Incorrect information provided by the applicant may make the approval invalid. The PZC may require additional information to be provided by the applicant in the course of reviewing the application and during the monitoring of the project.

Provide all the information requested:

**I. APPLICANT:**

Name: Phil Wilson  
Title: Owner  
Company: 713 Realty, LLC  
Address: 777 Talcottville Road  
Vernon, Connecticut 06066  
Telephone: 860-375-8539 Fax: \_\_\_\_\_  
E-mail: phil.s.wilson@gmail.com

**II. PROPERTY OWNER (S):**

Name: 713 Realty, LLC  
Title: \_\_\_\_\_  
Company: \_\_\_\_\_  
Address: PO Box 777  
Vernon, Connecticut 06066  
Telephone: 860-872-9145 Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

### III. PROPERTY

Address: 713 Talcottville Road

Assessor's ID Code:    Map #        Block #        Lot/Parcel #        07-0002-0002A

Land Record Reference to Deed Description: Volume: 2564 Page 143

Does this site contain a watercourse and/or wetlands? (See the Inland Wetlands Map and IWR Section 2.14, 2.15, 2.23, 2.24, 3.11; 4)

   No

  x   Yes

  x   No work will be done in regulated area

       Work will be done in the regulated area

       IWC application has been submitted

  x   IWC application has not been submitted

Zoning District Industrial Zone

Is this property located within five hundred (500) feet of a municipal boundary?

  x   No

       Yes:

       Bolton

       Coventry

       Ellington

       Manchester

       South Windsor

       Tolland

Check if Historic Status Applies:

       Located in historic district:

       Rockville

       Talcottville

       Individual historic property

#### IV. PROJECT

Project Name: Scranton Powersports

Project Contact Person:

Name: Eric Peterson

Title: Professional Engineer

Company: Gardner & Peterson Associates, LLC

Address: 178 Hartford Turnpike  
Tolland, Connecticut 06084

Telephone: 860-871-0808 Fax: \_\_\_\_\_

E-mail: epeterson@gardnerpeterson.com

## V. PZC APPLICATION PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "Town of Vernon Zoning Regulations" and "Town of Vernon Subdivision Regulations".

Purpose: Construct 8,400 square foot warehouse building

General Activities: site grading, building construction  
drainage, utility service installation

## VI. APPROVAL (S) REQUESTED

### Subdivision or Resubdivision

- Subdivision (Sub. Sec. 4, 5, 6)
- Resubdivision (Sub. Sec. 4, 5, 6)
- Minor modification of subdivision or resubdivision (Sub. Sec. 4.6)
- Town acceptance of a road (Sub. Sec. 6.5-6.8 & 9)
- Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

  X   Soil Erosion and Sediment Control Plan (ESCP) (ZR Sec. 2.117; 18) (Sub. 6.14)

  X   Site Plan of Development (POD) (ZR Sec. 14)

- POD approval (ZR Sec. 14.1.1.1; 14.1.2)
- X   Modification of an approved POD (ZR Sec. 14.1.1.1)
- Minor modification of a site POD (ZR Sec. 14.1.1.2)

### Special Permit(s) (ZR Section 17.3)

- Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119; 20)
- Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
- Special Permit for use in a district (ZR Sec. 1.2 & 4)
- Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
- Special Permit for signs (ZR Sec. 1.2; 2.106-115; 4; 16; 21.7)
- Special Permit for parking (ZR Sec. 4; 12; 21.4)
- Special Permit for elderly housing (ZR Sec. 2.60; 17.4)
- Special Permit for Bed & Breakfast (B & B) (ZR Sec. 2.9; 17.3.4)
- Special Permit for serving alcohol (ZR Sec. 2.103, 17.1)
- Special Permit for massage (ZR Sec. 2.76-78; 4)
- Special Permit for telecommunications (ZR Sec. 2.21; 3.23 & 23)
- Special Permit for dumps and/or incinerators (ZR Section 8)

\_\_\_\_ Other Special Permit(s). Cite ZR Section and describe activity:

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\_\_\_\_ Special Permit modifications (ZR Sec. 17.3.2.2). Cite ZR Section and describe activity.

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\_\_\_\_ **Zoning:**

\_\_\_\_ Site specific change of zoning district and map (ZR Sec. 1.2; 1.3; 4)

\_\_\_\_ Amendment of Zoning Regulations (Sec. 1.2; 1.3; 4)

\_\_\_\_ Site specific change to the Aquifer Protection Overlay Zone Map (ZR Sec. 20.3.2)

*See Zoning Regulations Section 22 for application fee schedules.*

\_\_\_\_ Dealer or Repairer License (location approval for DMV)

## VII. APPLICATION CONDITIONS / STIPULATIONS

The following provisions apply to all applications submitted to the Planning & Zoning Commission (PZC) and are incorporated as part of the application.

All information shall be submitted to the Town Planner and no application shall be considered as being filed if incomplete or if delivered to any other Town Official (Sub Sec.4).

If the area to be developed contains more than one-half (1/2) acre area that will be physically altered or disturbed, a completed erosion and sedimentation control plan (ESCP) in accordance with Zoning Regulations Section 18 and/or Subdivision Regulations Section 6.14, as applicable, must be submitted. The applicant shall be responsible for all costs associated with the certification of the ESCP.

By signing this application, permission is granted to Commission members, employees of the Town of Vernon, and persons assisting the Town Staff to go onto the subject property to make inspections pursuant to the application review, approval, bonding requirements, or obtaining information materially relevant to the application.

No application coming before a Commission may be withdrawn after it has been advertised for a public hearing unless the Chairman or Secretary of the Commission is notified in writing by the applicant or his representative not later than forty-eight (48) hours prior to the scheduled hearing before the Commission. All fees encumbered in the advertising and review of the application is non-refundable (ZR Section 1.5).

All applications must be submitted on drawings which are one of the following sizes: 8.5" x 11"; 12" x 18", 18" x 24"; 24" x 36". Subdivision and resubdivision maps must be 24" x 36".

The application shall include an 8.5" x 11" map showing the location of the site and an 8.5" x 11" general plan of development (POD) map showing the development proposed on the site.

A legal description of the subject property must be submitted with this PZC application. The legal description should bear the Volume number and Page number by which it is recorded in the land records.

Applications to the Planning & Zoning Commission (PZC) require notification of property owners within two hundred feet (200') of the subject property. A list of property owners and a complete set of mailing labels must be submitted with the application.

Applicants shall submit one copy of a brief narrative including a traffic impact statement, outlining the proposed activity and the reason for the application. The traffic impact statement shall provide sufficient data for the Vernon Traffic Authority and PZC to be able to access traffic conditions relative to the location, site design, and proposed activity.

Applicant shall submit twenty (20) copies of a map showing all information required in Zoning Regulations Section 14 Site Plans, and Section 17.3.2 Special Permits as may be required, and/or the Subdivision Regulations Section 4,5,7.

The map must be prepared by a licensed surveyor, if the application involves (a) exterior modification to the building or premises, such as off-street parking, which need dimensionally critical measurements to insure compliance with zoning or (b) the improvements involve disturbing more than one half acre of land.

Applicant shall submit the above-required information to the Town Planning Office accompanied by a check in the amount determined by the fees established by the State of Connecticut, Town of Vernon and/or the PZC with the application. The check, which is required as a filing fee, is to be payable to, "Town of Vernon". (See attached fee schedule).

THE APPLICATION WILL BE CONSIDERED INCOMPLETE IF ANY REQUIRED INFORMATION IS NOT SUBMITTED.

APPLICANT SHALL FILE A COPY OF ANY PROPOSED REGULATION AMENDMENT, ZONE CHANGE, OR WETLANDS REDESIGNATION WITH THE TOWN CLERK TEN (10) DAYS PRIOR TO THE HEARING AS PER SECTIONS 8-3(a) AND (d) AND 22a-42a (b) OF THE GENERAL STATUTES. CERTIFICATION OF THE FILING UNDER THESE SECTIONS BY THE APPLICANT MUST BE PRESENTED AT THE PUBLIC HEARING.

Per Connecticut General Statutes (CGS) Section 8-26: If an application submitted to the Planning & Zoning Commission (PZC) involves any activity or area regulated under the wetlands statutes, an application for this activity must be filed with the Inland Wetlands Commission (IWC) on or before the day the Planning & Zoning Commission (PZC) application is filed by the applicant. (TWR Sec. 3.11)

Per CGS Sec. 8-31: If the proposed activity is to take place within a watershed of a Water company, the applicant is required to file a copy of the application with the Water Company via certified mail within seven (7) days of the date of the application. (TWR Sec. 4.3.6).

The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations and Inland Wetlands and Watercourses Regulations" and has prepared this application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:

  
\_\_\_\_\_  
Signature

3/23/2020  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

***TO BE FILLED IN BY THE PLANNING DEPARTMENT***

Date Application Submitted \_\_\_\_\_

Date Application Received by Commission \_\_\_\_\_

PZC File: \_\_\_\_\_

USE THIS FORM ONLY IF THE REQUIREMENTS OF  
8.3(a)/22-a-42a(b) OF THE C.G.S. MUST BE MET

**RECEIPT FOR DOCUMENTS SUBMITTED FOR PUBLIC INSPECTION**

TO: VERNON TOWN CLERK

FROM:

REFERENCE:

DATE:

The attached documents, consisting of:

Are being submitted for public inspection under CGS 8-3(a)/22a-42a (b).

Received: \_\_\_\_\_

Vernon Town Clerk \_\_\_\_\_  
Signature

Date: \_\_\_\_\_



# **GARDNER & PETERSON ASSOCIATES, LLC**

*PROFESSIONAL ENGINEERS • LAND SURVEYORS*

178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT 06084

KENNETH R. PETERSON, L.S.  
ERIC R. PETERSON, P.E., L.S.  
MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808  
Info@GardnerPeterson.com  
www.GardnerPeterson.com

March 24, 2020

Re: Modification to Site Plan of Development  
Scranton Powersports  
713 Talcottville Road  
Vernon, Connecticut

## **NARRATIVE**

This application is for a Modification to a Site Plan of Development. On October 5, 2017 the Town of Vernon Planning & Zoning Commission approved application #PZC-2017-11 of Phil Wilson for a Site Plan of Development and Special Permits for a vehicle dealership at 723 and 713 Talcottville Road. The approval was granted because the PZC found that the application, as presented by the application and as amended by the stipulations satisfies the requirements of section 14 governing the site plans and section 17.3 governing the special permits. At that time, this parcel consisted of 713 & 723 Talcottville Road, but they have been combined into once parcel since then. Furthermore, this site is permitted as an earth excavation for the excavation and removal of on-site soils.

Construction of the approved site was completed near the end of 2018. Once business opened the owner soon determined there was a need for additional storage, which resulted in the submittal of this application. The proposed 8,400 square foot building will be a warehouse to store inventory for the existing vehicle dealership use on site. The building will not be connected to public water or sanitary sewer. Because this building is simply for storage of inventory, it will not result in additional employees, therefore no additional parking is proposed. The new building will be accessed by the existing curb cut for the site and vehicle deliveries will continue at the same rate as today. The existing internal traffic patterns allow for delivery vehicles to enter the site and turn around without backing out onto Talcottville Road, and the construction of this building will preserve the same internal traffic patterns.

# GARDNER & PETERSON ASSOCIATES, LLC

PROFESSIONAL ENGINEERS • LAND SURVEYORS

178 HARTFORD TURNPIKE

TOLLAND, CONNECTICUT 06084

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MARK A. PETERSON, P.E.

TELEPHONE: (860) 871-0808  
info@GardnerPeterson.com  
www.GardnerPeterson.com

March 24, 2020

Re: Modification to Site Plan of Development  
Scranton Powersports  
713 Talcottville Road  
Vernon, Connecticut

## TRAFFIC IMPACT STATEMENT

Scranton Powersports is proposing to construct an 8,400 square foot building located to the rear of the existing building at 713 Talcottville Road. The new building will be used to store inventory currently stored onsite for the existing vehicle dealership use. The utilization of this building will not generate an increase in employees nor will it increase the number of deliveries to the site. The site will remain to be accessed by the existing curb cut with no proposed changes. The current site drive was designed for delivery vehicles to drive around the loop located to the southwest of the existing building and exit the site without backing onto Talcottville Road. The construction of the new building will preserve the currently traffic patterns on-site and not increase vehicle trips entering or exiting the site.

Record & Return to:  
Meghan E. Smith  
Kahan Kerensky & Capossela, LLP  
45 Hartford Turnpike  
Vernon, CT 06066

**WARRANTY DEED - STATUTORY FORM**  
**Merger of 713 Talcottville Road (Assessor's Parcel 07-002-00002) and**  
**723 Talcottville Road (Assessor's Parcel 07-0002-0002A)**

**713 REALTY, LLC**, a Connecticut limited liability company having a place of business in the Town of Vernon, County of Tolland and State of Connecticut, (hereinafter "Grantor") for consideration paid, grants to itself, **713 REALTY, LLC**, a Connecticut limited liability company having a place of business in the Town of Vernon, County of Tolland and State of Connecticut (hereinafter "Grantee"),

with **WARRANTY COVENANTS**

One parcel of land, with the buildings thereon, situated in the Town of Vernon, County of Tolland and State of Connecticut to be known as **713 Talcottville Road**, formed by the merger of two parcels of land formerly known as 713 and 723 Talcottville Road as further described as follows:

**PARCEL 1**  
**(f/k/a 723 Talcottville Road)**

**FIRST PIECE**

A certain piece or parcel of land situated in the Town of Vernon, County of Tolland and State of Connecticut, bounded and described as follows:

BEGINNING at a point in the Northerly line of Conn. Route 83 which point is 405 feet Easterly from the Southeast corner of land now or formerly of Oilo Hany measured along said highway line, thence running Easterly along said highway line 145 feet to a point; thence running Northerly along the other land now or formerly of Joseph Olender and Annie Olender in a line perpendicular to said highway line 205 feet; thence running Westerly along other land now or formerly of Joseph Olender and Annie Olender in a line parallel to said highway line 145 feet to a point; thence running Southerly along other land now or formerly of Joseph Olender and Annie Olender in a line perpendicular to said highway line 205 feet in the point of beginning.

Being the same premises described in a Warrantee Deed from Joseph Olender and Annie Olender a.k.a. Joseph Olander and Annie Olander to Stanley J. Olender and Dorothy Olender recorded in Volume 97, Page 116 of the Vernon Land Records. Further reference is made to a Tax Certificate dated February 24, 1994 and recorded in Volume 973, page 12 of the Vernon Land Records.

**SECOND PIECE:**

A certain piece or parcel of land situated in the Town of Vernon, County of Tolland and State of Connecticut, being bounded and described on a map or plan entitled "Land of Annie Olender to be conveyed to Stanley J. and Dorothy Olender, Vernon, Connecticut Gardner & Peterson Assoc. 576 Old

Post Road, Tolland, Connecticut Professional Engineers Land Surveyors Scale 1"=40' Date 11-9-78 Sheet No. 1 of 1", which map is on file in the Vernon Town Clerk's Office, reference to which may be had. Said premises are more particularly bounded and described as follows:

Commencing at an iron pin in the Northerly line of State of Connecticut Highway Rte. 83, which pin also marks the Southeasterly corner of land now or formerly of Stanley J. & Dorothy Olender, thence from said point and place of beginning Easterly 92.06 feet along the general Northerly line of said Rte. 83 to a point; thence by an interior angle of  $102^{\circ} 32' 49''$ , with the last mentioned line, northerly 185.00 feet along other land know or formerly of Annie M. Olender to a point; thence by an interior angle of  $90^{\circ}$  with the last mentioned line, westerly 89.86 feet along other land know or formerly of Annie M. Olender to a point; thence by an interior angle of  $90^{\circ}$ , with the last mentioned line, southerly 305.00 feet along other land know or formerly of Annie M. Olender to the iron pin in the northerly line of Rte 83, which marks the point and place of beginning. Said last mentioned line makes an interior angle of  $77^{\circ} 27' 11''$  with the first mentioned line.

Said premises contain 17,523 square feet.

Formerly described in a deed from Francine C. Olender to 723 Realty, LLC dated April 24, 2017 and recorded in Volume 2501, Page 16 of the Vernon Land Records.

**PARCEL TWO**  
**(f/k/a 713 Talcottville Road)**

All that certain piece or parcel of land, with all improvements thereon, situated in the Town of Vernon, County of Tolland and State of Connecticut known as **713 Talcottville Road** bounded and described as follows:

NORTHERY	by land now or formerly of the Melrose branch of The New York, New Haven and Hartford Railroad Company;
EASTERLY	by the "New Road", so-called;
SOUTHERLY and WESTERLY	by land now or formerly of George N. Skinner.

Containing seven (7) acres.

Being the same premises conveyed to Stanley Olender, Mary Hafner a/k/a Mary Hafner Stafford, Joseph B. Olender and Henry Olender from the Estate of Annie M. Olender by Certificated of Devise dated February 10, 1983 and recorded in Volume 450 at Page 307 of the Vernon Land Records. Less those conveyances to James H. Kidd & Gladys Kidd by Warranty Deed dated November 29, 1950 and recorded in Volume 83 at Page 58; Stanley J. Olender & Dorothy Olender by Warranty Deed dated March 6, 1951 and recorded in volume 97 at Page 116; State of Connecticut by Warranty Deed dated July 18, 1974 and recorded in Volume 251 at Page 263; and Stanley J. Olender and Dorothy Olender by Quit Claim Deed dated January 19, 1980 and recorded in Volume 276 at Page 198, all of the Vernon Land Records. Also being bounded and described as follows:

NORTHEASTERLY	by land now or formerly of the Melrose branch of The New York, New Haven and Hartford Railroad Company;
SOUTHEASTERLY SOUTHWESTERLY	783.46 feet more or less by Talcottville Road (Route #83); 185 feet more or less by land now or formerly of Stanley J. Olender and Dorothy Olender;
SOUTHEASTERLY	again 234.86 feet by land now or formerly of Stanley J. Olender and Dorothy Olender;
NORTHEASTERLY	again, 205 feet by land now or formerly of Stanley J. Olender and Dorothy Olender;
SOUTHEASTERLY	again, 220 feet more or less by Talcottville Road (Route #83)
SOUTHWESTERLY	again, 327 feet more or less by land now or formerly of James H. Kidd & Gladys Kidde; and
NORTHWESTERLY	by land now or formerly of Otte Hany.

Formerly described in a deed from S. Christopher Scranton and L. Thomas Scranton to 713 Realty, LLC dated January 24, 2012 and recorded in Volume 2205 and Page 46 of the Vernon Land Records.

#### MERGED PARCELS ONE AND TWO SINGLE DESCRIPTION

*Meaning and intending to merge 713 Talcottville Road (Assessor's Parcel 07-002-00002) and 723 Talcottville Road (Assessor's Parcel 07-002-00002A) into one single parcel known as 713 Talcottville Road for all purposes.*

Combined legal description is described as follows:

All that certain piece or parcel of land, with all improvements thereon, situated in the Town of Vernon, County of Tolland and State of Connecticut now known as **713 Talcottville Road** bounded and described as follows:

NORTHERLY	by land now or formerly of the Melrose branch of The New York, New Haven and Hartford Railroad Company;
EASTERLY	by the Talcottville Road;
SOUTHERLY and WESTERLY	by land now or formerly of James W. Kidd, now or formerly of Vernon Gardens, Now or formerly of Lawrence Ruben and now or formerly of Jack Saltz.

Containing 7.68 acres more or less.

~~Any and all provisions of any ordinance, municipal regulation or public or private law.~~

Utility easement in favor of The Southern New England Telephone Company dated May 16, 1928 and recorded May 31, 1928 in Volume 62 at Page 70 of the Vernon Land Records.


Caveat dated July 7, 1965 and recorded July 14, 1965 in Volume 152 at Page 341 of the Vernon Land Records.

Rights acquired in a Warranty Deed dated July 18, 1974 and recorded July 18, 1974 in Volume 251 at Page 263 of the Vernon Land Records.

Hold Harmless Agreement dated March 8, 1995 and recorded April 24, 1995 in Volume 1016 at Page 165 of the Vernon Land Records.

Certificate of Approval of Special Permit recorded November 17, 2017 in Volume 2532 at Page 36 of the Vernon Land Records.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27th day of June, 2018.  
Signed, Sealed and Delivered in presence of:


  
Meghan E. Smith

**723 Realty, LLC**

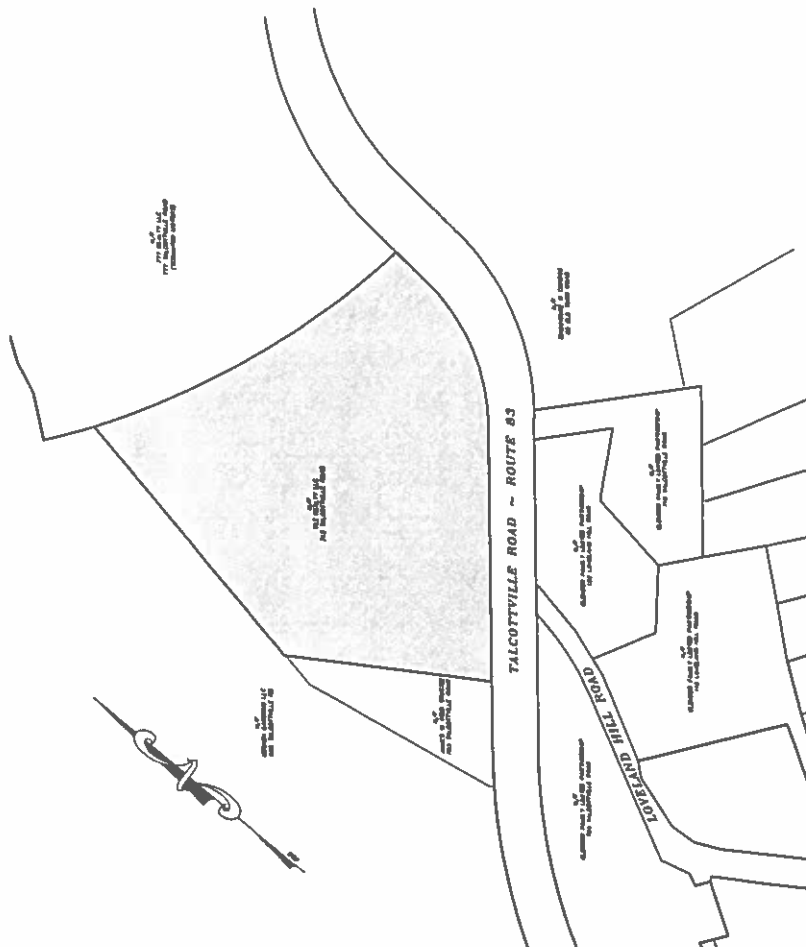
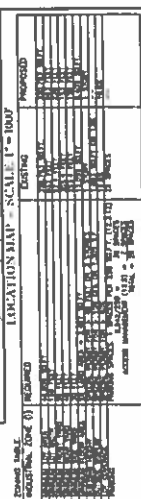
By Philip Wilson  
Its Member —  
Duly Authorized

William C. Stokesbury  
STATE OF CONNECTICUT ) ss. Vernon  
COUNTY OF TOLLAND )

On this 27th day of June 2018, personally appeared PHILIP WILSON, Member of 723 Realty, LLC, Signer and Sealer of the foregoing Instrument, and acknowledged the same to be his free act and deed, and said free act and deed of the company, before me.

  
Meghan E. Smith  
Commissioner of the Superior Court

Grantee Address:  
777 Talcottville Road  
Vernon, CT 06066



1

- [illegible]



**MODIFICATION TO SITE PLAN**  
**PREPARED FOR**

713 REALTY LLC  
PREPARED FOR

710 TALCOTTVILLE ROAD  
VERNON, CONNECTICUT  
WINNER & PETERSON ASSOCIATES, LLC

**WINNER & PETERSON ASSOCIATES, LLC**

YOLLAND, CORNELIUS	YOLLAND, CORNELIUS	YOLLAND, CORNELIUS
YOLLAND, CORNELIUS	YOLLAND, CORNELIUS	YOLLAND, CORNELIUS

SCALE	DATE	DEPTH NO.	WAVE NO.
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DATE	TIME	LOCATION	REMARKS
1980-11-10	10:00	10000	10000

1

**OWNER & APPLICANT**  
713 REALTY LLC  
777 TALCOTTVILLE RD  
VERNON, CT 06066

only (un)happy

1746 JOURNAL OF CLIMATE

**AUTHOR'S ADDRESS:**

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[illegible][illegible]

## PROJECT MAGNET™

**SALVATORE L. JORDI**

1. The following table shows the number of persons employed in the manufacturing industries of the United Kingdom, by sex and age, in 1951 and 1955. The figures are in thousands of persons.

Industry	1951		1955	
	Male	Female	Male	Female
Total	2,850	1,150	3,150	1,350
Engineering	1,200	400	1,300	450
Textiles	800	300	850	350
Chemical	400	150	450	180
Food	300	100	320	110
Metals	250	100	280	120
Other	100	50	120	60

2. The following table shows the number of persons employed in the manufacturing industries of the United Kingdom, by sex and age, in 1951 and 1955. The figures are in thousands of persons.

Industry	1951		1955	
	Male	Female	Male	Female
Total	2,850	1,150	3,150	1,350
Engineering	1,200	400	1,300	450
Textiles	800	300	850	350
Chemical	400	150	450	180
Food	300	100	320	110
Metals	250	100	280	120
Other	100	50	120	60

3. The following table shows the number of persons employed in the manufacturing industries of the United Kingdom, by sex and age, in 1951 and 1955. The figures are in thousands of persons.

Industry	1951		1955	
	Male	Female	Male	Female
Total	2,850	1,150	3,150	1,350
Engineering	1,200	400	1,300	450
Textiles	800	300	850	350
Chemical	400	150	450	180
Food	300	100	320	110
Metals	250	100	280	120
Other	100	50	120	60

4. The following table shows the number of persons employed in the manufacturing industries of the United Kingdom, by sex and age, in 1951 and 1955. The figures are in thousands of persons.

Industry	1951		1955	
	Male	Female	Male	Female
Total	2,850	1,150	3,150	1,350
Engineering	1,200	400	1,300	450
Textiles	800	300	850	350
Chemical	400	150	450	180
Food	300	100	320	110
Metals	250	100	280	120
Other	100	50	120	60

5. The following table shows the number of persons employed in the manufacturing industries of the United Kingdom, by sex and age, in 1951 and 1955. The figures are in thousands of persons.

Industry	1951		1955	
	Male	Female	Male	Female
Total	2,850	1,150	3,150	1,350
Engineering	1,200	400	1,300	450
Textiles	800	300	850	350
Chemical	400	150	450	180
Food	300	100	320	110
Metals	250	100	280	120
Other	100	50	120	60

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Other	100	50	120	60

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Engineering	1,200	400	1,300	450
Textiles	800	300	850	350
Chemical	400	150	450	180
Food	300	100	320	110
Metals	250	100	280	120
Other	100	50	120	60

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Industry	1951		1955	
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Engineering	1,200	400	1,300	450
Textiles	800	300	850	350
Chemical	400	150	450	180
Food	300	100	320	110
Metals	250	100	280	120
Other	100	50	120	

THE UNIVERSITY OF TEXAS AT AUSTIN

- Mr. C. H. Johnson, of the Bureau of Land Management, has been appointed to the position of Chief of the Bureau of Land Management, and Mr. J. H. Johnson, of the Bureau of Land Management, has been appointed to the position of Chief of the Bureau of Land Management.

## **EROSION & SEDIMENT CONTROL AND SITE CONSTRUCTION DETAILS**

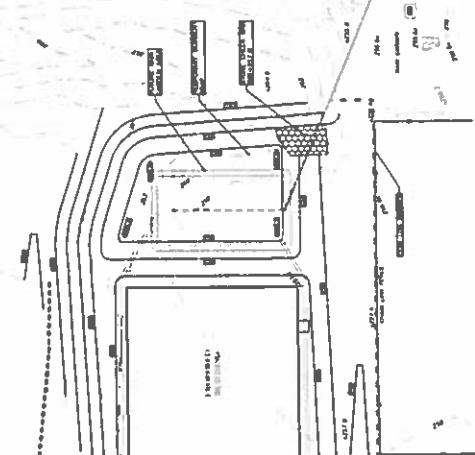
713 REALTY LLC  
713 TALCOTTVILLE ROAD  
VERNON, CONNECTICUT

**EDNER & PETERSON ASSOCIATES, LLC**  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

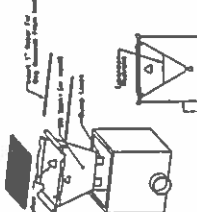
BY	SCALE	DATE	LOAD MEASUREMENTS	
			SPRINT NO.	WAP NO.
(A.P.)	N.F.S.	03-17-2020	3 OF 3	0022 M

### Mathematics Subject Classification

Question Number	Question	Answer	Question Number	Question	Answer
1	What is the purpose of the study?	The purpose of the study is to investigate the effect of the independent variable on the dependent variable.	1	What is the purpose of the study?	The purpose of the study is to investigate the effect of the independent variable on the dependent variable.
2	What is the independent variable?	The independent variable is the variable that is manipulated or changed by the researcher.	2	What is the independent variable?	The independent variable is the variable that is manipulated or changed by the researcher.
3	What is the dependent variable?	The dependent variable is the variable that is measured or observed by the researcher.	3	What is the dependent variable?	The dependent variable is the variable that is measured or observed by the researcher.
4	What is the control group?	The control group is the group of subjects that does not receive the treatment or intervention.	4	What is the control group?	The control group is the group of subjects that does not receive the treatment or intervention.
5	What is the experimental group?	The experimental group is the group of subjects that receives the treatment or intervention.	5	What is the experimental group?	The experimental group is the group of subjects that receives the treatment or intervention.
6	What is the hypothesis?	The hypothesis is a statement that predicts the outcome of the study.	6	What is the hypothesis?	The hypothesis is a statement that predicts the outcome of the study.
7	What is the significance level?	The significance level is the probability of rejecting the null hypothesis when it is true.	7	What is the significance level?	The significance level is the probability of rejecting the null hypothesis when it is true.
8	What is the p-value?	The p-value is the probability of obtaining the observed results, or more extreme results, if the null hypothesis is true.	8	What is the p-value?	The p-value is the probability of obtaining the observed results, or more extreme results, if the null hypothesis is true.
9	What is the null hypothesis?	The null hypothesis is the hypothesis that there is no effect or no difference.	9	What is the null hypothesis?	The null hypothesis is the hypothesis that there is no effect or no difference.
10	What is the alternative hypothesis?	The alternative hypothesis is the hypothesis that there is an effect or a difference.	10	What is the alternative hypothesis?	The alternative hypothesis is the hypothesis that there is an effect or a difference.
11	What is the confidence interval?	The confidence interval is the range of values that is likely to contain the true population parameter.	11	What is the confidence interval?	The confidence interval is the range of values that is likely to contain the true population parameter.
12	What is the standard deviation?	The standard deviation is a measure of the spread or variability of the data.	12	What is the standard deviation?	The standard deviation is a measure of the spread or variability of the data.
13	What is the standard error?	The standard error is a measure of the variability of the sample mean.	13	What is the standard error?	The standard error is a measure of the variability of the sample mean.
14	What is the t-test?	The t-test is a statistical test that is used to compare the means of two groups.	14	What is the t-test?	The t-test is a statistical test that is used to compare the means of two groups.
15	What is the ANOVA?	ANOVA is a statistical test that is used to compare the means of three or more groups.	15	What is the ANOVA?	ANOVA is a statistical test that is used to compare the means of three or more groups.
16	What is the regression analysis?	Regression analysis is a statistical method that is used to model the relationship between a dependent variable and one or more independent variables.	16	What is the regression analysis?	Regression analysis is a statistical method that is used to model the relationship between a dependent variable and one or more independent variables.
17	What is the correlation coefficient?	The correlation coefficient is a measure of the strength and direction of the relationship between two variables.	17	What is the correlation coefficient?	The correlation coefficient is a measure of the strength and direction of the relationship between two variables.
18	What is the chi-square test?	The chi-square test is a statistical test that is used to compare the observed frequencies with the expected frequencies.	18	What is the chi-square test?	The chi-square test is a statistical test that is used to compare the observed frequencies with the expected frequencies.
19	What is the Fisher's exact test?	Fisher's exact test is a statistical test that is used to compare the proportions of two groups.	19	What is the Fisher's exact test?	Fisher's exact test is a statistical test that is used to compare the proportions of two groups.
20	What is the McNemar test?	The McNemar test is a statistical test that is used to compare the proportions of two groups in a 2x2 contingency table.	20	What is the McNemar test?	The McNemar test is a statistical test that is used to compare the proportions of two groups in a 2x2 contingency table.
21	What is the binomial test?	The binomial test is a statistical test that is used to compare the proportion of a single group to a known value.	21	What is the binomial test?	The binomial test is a statistical test that is used to compare the proportion of a single group to a known value.
22	What is the sign test?	The sign test is a statistical test that is used to compare the median of a single group to a known value.	22	What is the sign test?	The sign test is a statistical test that is used to compare the median of a single group to a known value.
23	What is the Wilcoxon signed-rank test?	The Wilcoxon signed-rank test is a statistical test that is used to compare the median of a single group to a known value.	23	What is the Wilcoxon signed-rank test?	The Wilcoxon signed-rank test is a statistical test that is used to compare the median of a single group to a known value.
24	What is the Mann-Whitney U test?	The Mann-Whitney U test is a statistical test that is used to compare the medians of two groups.	24	What is the Mann-Whitney U test?	The Mann-Whitney U test is a statistical test that is used to compare the medians of two groups.
25	What is the Kruskal-Wallis test?	The Kruskal-Wallis test is a statistical test that is used to compare the medians of three or more groups.	25	What is the Kruskal-Wallis test?	The Kruskal-Wallis test is a statistical test that is used to compare the medians of three or more groups.
26	What is the Friedman test?	The Friedman test is a statistical test that is used to compare the medians of three or more groups.	26	What is the Friedman test?	The Friedman test is a statistical test that is used to compare the medians of three or more groups.
27	What is the Cochran's Q test?	Cochran's Q test is a statistical test that is used to compare the proportions of two groups in a 2x2 contingency table.	27	What is the Cochran's Q test?	Cochran's Q test is a statistical test that is used to compare the proportions of two groups in a 2x2 contingency table.
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**TEMPORARY GRADING DETAIL**



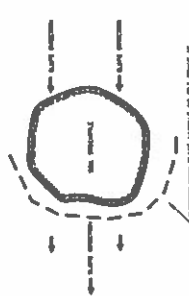
CATCH BASIN INLET PROTECTION



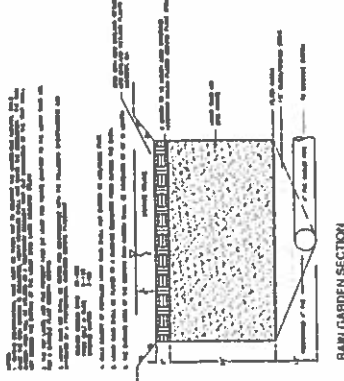
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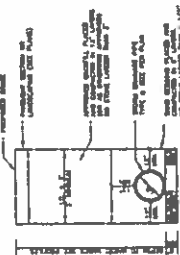
## STORE CHECK DAM DETAIL



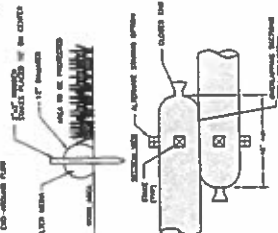
**STOCKPILE EROSION PROTECTION DETAIL**



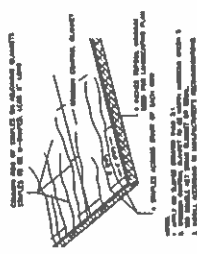
RAW/CLAYDEN SECTION



TV-130 HONOLULU, NOV 20, 1965



## MAKING SEDIMENT BARRIERS DETAIL



EROSION CONTROL BLANKET



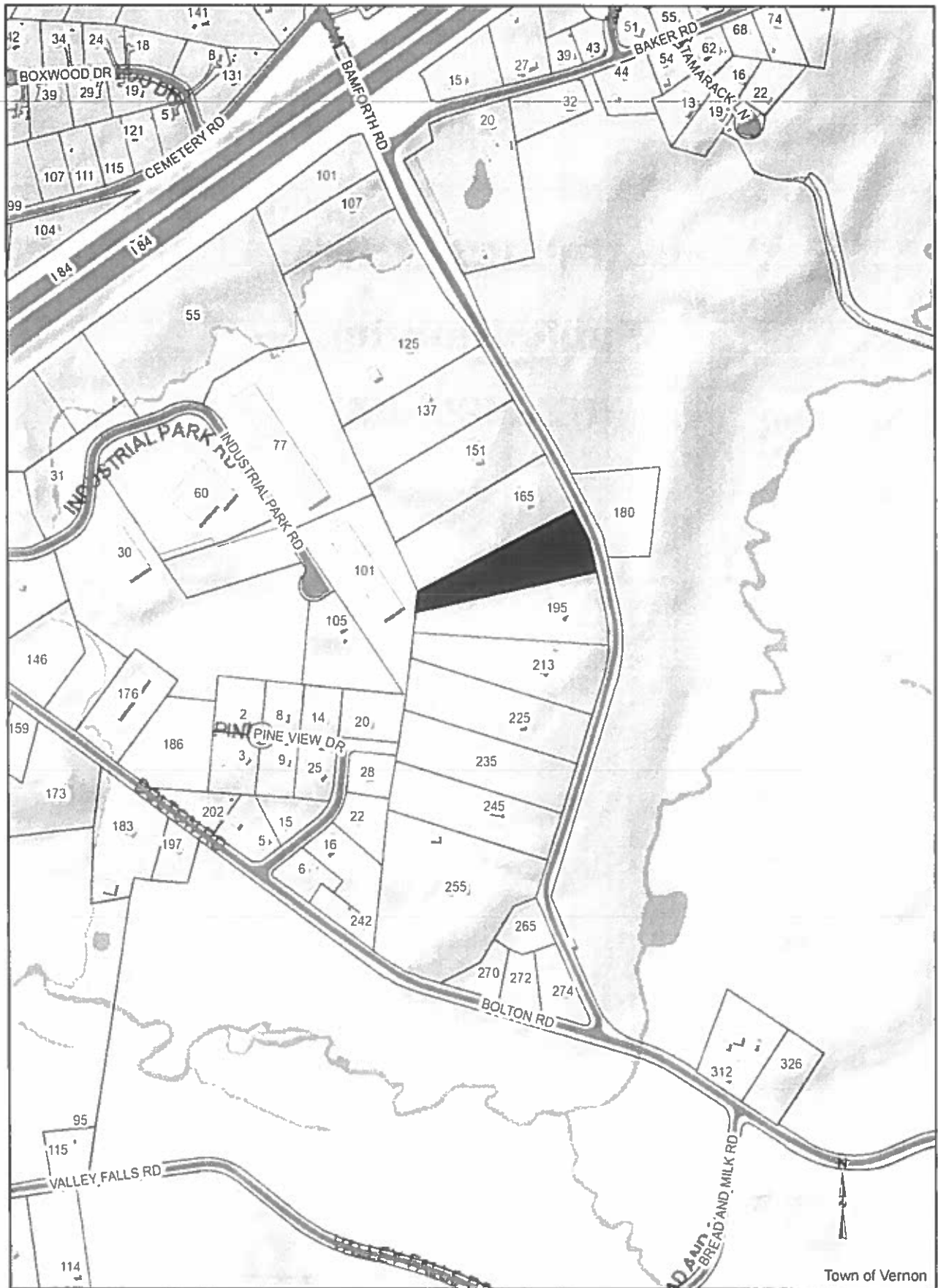
### ADDITIONAL PAYMENT SECTION

1000



**APPLICATION**  
**Public Hearing**  
**(PZ-2020-02)**

# PZ-2020-02 181 Bamforth Rd.



RECEIVED

TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)

FEB 24 2020

APPLICATION

TOWN PLANNERS OFFICE

This form is to be used to apply to the Vernon Planning & Zoning Commission (PZC) for a change of zoning district, amendment of the Zoning Regulations, Site Plan of Development (POD), Special Permit(s), amendment of the Subdivision Regulations, and/or approval of a (re) subdivision, or DMV location approval. Provide all the information requested.

The applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property; said interest shall be explained and written permission for this application must be obtained from the property owner and submitted with this application if the applicant is not the property owner (ZR Section 2.3).

*The list of approvals and the references to sections of the Regulations are for informational purposes only to assist with preparation of the PZC application and are not a definitive statement of the sole requirements that may apply to a specific project.*

The applicant understands that the application is complete only when all information and documents required by the PZC have been submitted and, further, that any approval by the PZC relies upon complete and accurate information being provided by the applicant. Incorrect information provided by the applicant may make the approval invalid. The PZC may require additional information to be provided by the applicant in the course of reviewing the application and during the monitoring of the project.

Provide all the information requested:

## I. APPLICANT:

Name: James E Kephart  
 Title: Owner  
 Company: Jim Kephart Woodturning  
 Address: 181 BamForth Road  
Vernon CT 06066  
 Telephone 860 643 9431 Fax 860 643 9431  
 E-mail jim@jimkephartwoodturning.com

## II. PROPERTY OWNER (S):

Name: James E Kephart, Anneliese Fox  
 Title: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Address: 181 BamForth Rd  
Vernon, CT 06066  
 Telephone: 860 796 4728 Fax N/A  
 E-mail: jim@jimkephartwoodturning

### III. PROPERTY

Address: 181 Bamforth Rd, Vernon

Assessor's ID Code: Map # \_\_\_ Block # \_\_\_ Lot/Parcel # 30--0133-0001D

Land Record Reference to Deed Description: Volume: 1711 Page 305

Does this site contain a watercourse and/or wetlands? (See the Inland Wetlands Map and IWR Section 2.14, 2.15, 2.23, 2.24, 3.11; 4)

☒ No

☐ Yes

☐ No work will be done in regulated area

☐ Work will be done in the regulated area

☐ IWC application has been submitted

☐ IWC application has not been submitted

Zoning District \_\_\_\_\_

Is this property located within five hundred (500) feet of a municipal boundary?

☒ No

☐ Yes:

- ☐ Bolton
- ☐ Coventry
- ☐ Ellington
- ☒ Manchester
- ☐ South Windsor
- ☐ Tolland

Check if Historic Status Applies: NO

☐ Located in historic district:

- ☐ Rockville
- ☐ Talcoitville

☐ Individual historic property

#### IV. PROJECT

Project Name: Shop space for Jim Kephart woodturning

Project Contact Person:

Name: James E Kephart

Title: Owner

Company: Jim Kephart woodturning

Address: 181 Ramforth Road  
Vernon CT 06066

Telephone: 860 643 9431 Fax: 860 643 9431

E-mail: jim@jimkephartwoodturning.com

## V. PZC APPLICATION PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "Town of Vernon Zoning Regulations" and "Town of Vernon Subdivision Regulations".

Purpose: workshop space for Jim Kephart Woodturning

General Activities: architectural and artistic items

crafted by wood principally by use of a wood lathe  
Best Described as artist studio.  
Gross Sales less than \$10,000/year

## VI. APPROVAL (S) REQUESTED

### ☐ Subdivision or Resubdivision

- ☐ Subdivision (Sub. Sec. 4, 5, 6)
- ☐ Resubdivision (Sub. Sec. 4, 5, 6)
- ☐ Minor modification of subdivision or resubdivision (Sub. Sec. 4.6)
- ☐ Town acceptance of a road (Sub. Sec. 6.5-6, 8 & 9)
- ☐ Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

### ☐ Soil Erosion and Sediment Control Plan (ESCP) (ZR Sec. 2.117; 18) (Sub. 6.14)

### ☐ Site Plan of Development (POD) (ZR Sec. 14)

- ☐ POD approval (ZR Sec. 14.1.1.1; 14.1.2)
- ☐ Modification of an approved POD (ZR Sec. 14.1.1.1)
- ☐ Minor modification of a site POD (ZR Sec. 14.1.1.2)

### ☐ Special Permit(s) (ZR Section 17.3)

- ☐ Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119, 20)
- ☐ Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
- ☒ Special Permit for use in a district (ZR Sec. 1.2 & 4) *see other for description*
- ☐ Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
- ☐ Special Permit for signs (ZR Sec. 1.2; 2.106-115, 4, 16; 21.7)
- ☐ Special Permit for parking (ZR Sec. 4; 12; 21.4)
- ☐ Special Permit for elderly housing (ZR Sec. 2.60; 17.4)
- ☐ Special Permit for Bed & Breakfast (B & B) (ZR Sec. 2.9; 17.3.4)
- ☐ Special Permit for serving alcohol (ZR Sec. 2.103, 17.1)
- ☐ Special Permit for massage (ZR Sec. 2.76-78, 4)
- ☐ Special Permit for telecommunications (ZR Sec. 2.21; 3.23 & 23)
- ☐ Special Permit for dumps and/or incinerators (ZR Section 8)



☒ Other Special Permit(s). Cite ZR Section and describe activity:

4.4.4.8

Home Based Businesses of Major-Typed

\_\_\_\_ Special Permit modifications (ZR Sec. 17.3.2.2). Cite ZR Section and describe activity.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ **Zoning:**

\_\_\_\_ Site specific change of zoning district and map (ZR Sec. 1.2; 1.3; 4)

\_\_\_\_ Amendment of Zoning Regulations (Sec. 1.2; 1.3; 4)

\_\_\_\_ Site specific change to the Aquifer Protection Overlay Zone Map (ZR Sec. 20.3.2)

*See Zoning Regulations Section 22 for application fee schedules*

\_\_\_\_ Dealer or Repairer License (location approval for DMV)

RECEIVED

FEB 24 2020

02/20/2020

Hello my name is Jim Kephart

TOWN PLANNERS OFFICE

I am the owner and sole employee of Jim Kephart Woodturning and I am currently located at 85 Hilliard Street Manchester Ct 06042.

I am a skilled craftsman doing custom to order woodturning specializing in reproduction and custom turnings such as porch posts, balusters, turned furniture parts for restoration and custom furniture. Quantities are usually small. I have a niche market supporting other craftsmen in the area. All items are made to order by hand on a wood lathe. I am one of the few turners in the area doing this kind of work and I am very good at what I do.

I would like to go into semi retirement and do work more selectively for a few of my current clients. As part of this retirement wind down I would like to obtain a business permit to operate out of a newly added garage structure at 181 Bamford Road. The addition is in final stages of electrical rough in, insulation and sheet rock. All permits have been obtained and inspections are done at appropriate stages.

The shop is 1800 square feet, 30 x 60. The space will be used primarily as hobby space for personal projects of mine and my wife, such as woodworking, woodcarving and some hobby welding.

Jim Kephart Woodturning as a business does not have any stock items or browsing retail traffic. All work is by commission, since I will be semi retired, all visits will be by appointment with no open hours. Expected traffic will be about 3 people per week on average and no more than one at a time. I expect to operate more as an artist studio accepting commissions for hand turned items. If I branch out into more decorative turned items they will be sold through galleries or shows and not at the shop location.

Currently I get about 7 to 9 lumber deliveries a year at the Manchester location. I am expecting this to be more like 4 to 5 deliveries per year by lumber trucks typically 30 foot or shorter.

Parking should not be a problem with only one visitor at a time. See attached layout.

In summary I want to retire but I do not want to go cold turkey and leave my current customers and the community without a rare resource. I expect net sales to be less than \$10,000 per year, putting this closer to a hobby than a full business. See [JimKephartWoodturning.com](http://JimKephartWoodturning.com) for some of the typical thing I have done.

Key Points

- I do not do finishing, parts are incorporated by customer into their finish part and they do all finishing, so no paints or strippers are used as part of the current business.
- Waste consist of wood chips/saw dust given to friends and other sources for landscaping or other use.
- Scrap wood and cutoffs will be used in wood stove to augment heating or given to others for heating.
- Space for the business portion would be about 600 square foot.
- Noise during turning operations is minimal, typically 80 db at machinery. Noise for planing and joining can be louder although not excessive. This can be managed by keeping windows and

doors and closed during noisier operations. The shop will be well insulated with 2 inch closed cell foam and 3.5 inch fiberglass batt in the walls (2x6 Framing). The ceiling will have R49 fiberglass batt.

- All woodworking machines are machine typical of higher end hobbyist shop, delta Unisaw, planer, jointer, bandsaw, drill press. Oneway 2436 wood lathe.
- Current wood deliveries are about 7 times a year and by trucks. I expect this to be reduced to 4 or 5 deliveries per year. No semi's are involved.
- Forecast sales are about \$10,000 per year.
- No posted hours. Visits by appointment only. I will limit to 3 people per week. I do not want to work full time. I want to semi retire.

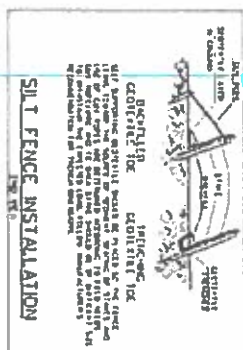
Thank you for your consideration



Jim Kephart  
Jim Kephart Woodturning  
(860) 643 9431 current shop  
(860) 796 4728 cell

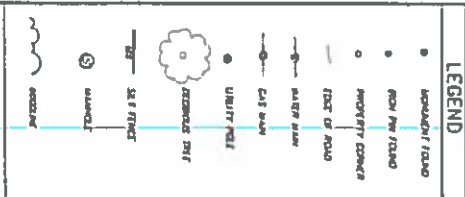
## REF. ZONE "A.27"

REQUIRED	PROPOSED / PROVIDED
MECHANICAL	1761.1
SIZE 1440 18	1835
FLAT 1140 20	417.7
UNIT CONCRETE 25%	4.81%
UNIT AREA 2.7 ACRES	2.755 ACRES
UNIT MECHAN 180'	251.7'
UNIT MECH 31'-1/2' ELEV	1 STORY



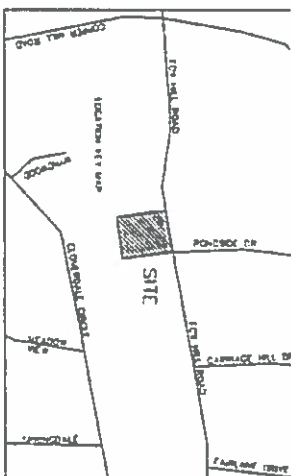
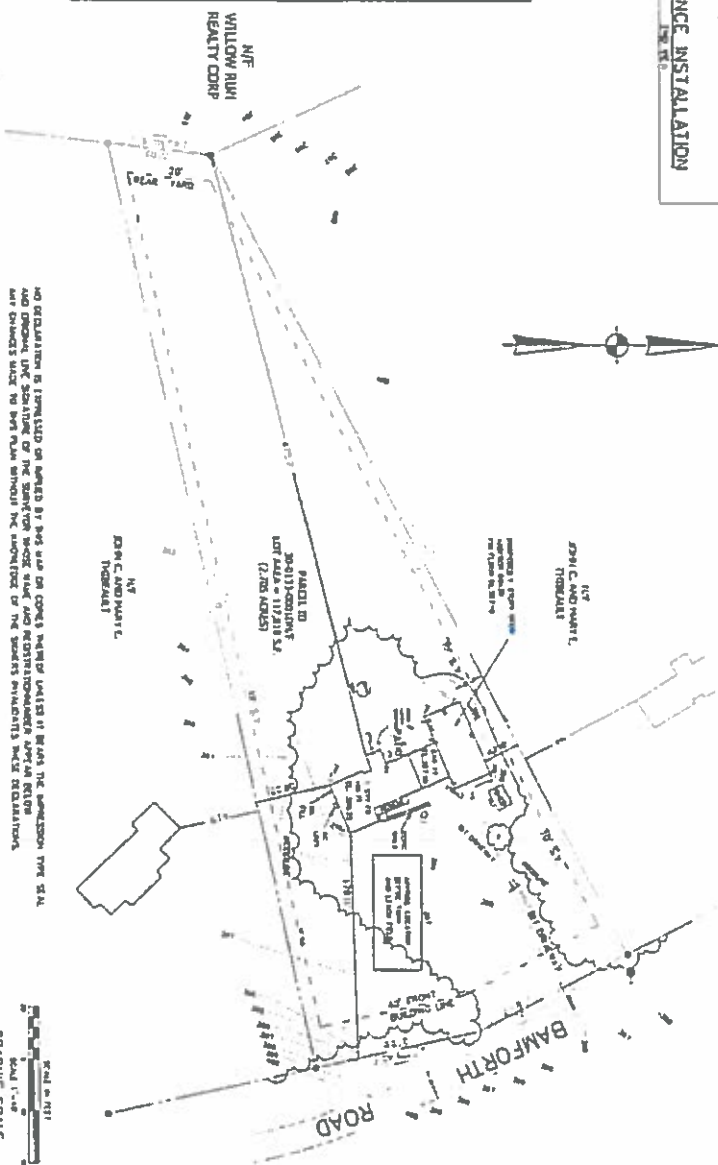
## LEGEND

- PROPERTY OF THE



## NOTES AND DECLARATIONS:

But Sanyal and Ghosh also begin by pointing out a disconnect with the real stories of development that are told in the state's official statistics. Sections 20-200-1 to 200-200-10 of the Internal Standards for Statistics and Use of the State of Connecticut (hereafter, the Connecticut Association of Local Governments, or CALG) are the type of Sanyal's Poverty Indicators that the academy is releasing on YouTube. It is a 10-minute DVD that, like personal attack cartoons in *ABC* and the network, i.e.,



### GENERAL NOTES:

- [illegible]

#### MAP REFERENCES:

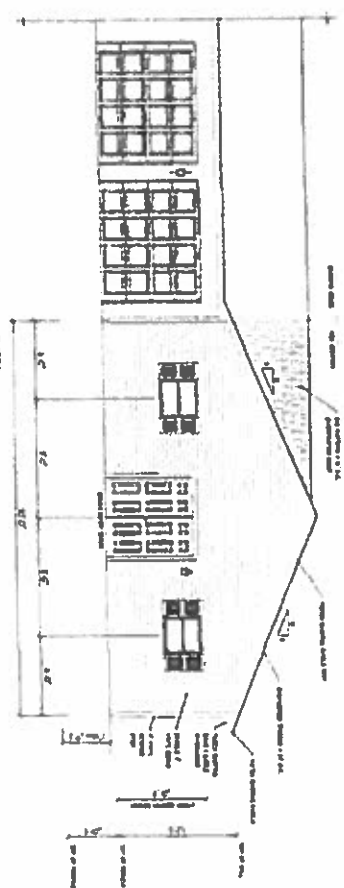
1. **ADMINISTRATIVE**—IN THE MATTER OF THE ESTATE OF ALFRED J. BROWN, JR., DECEASED, WILL, PROBATE, SUCCESSION, AND PROBATE—MAY 19, 1978, 1:40 PM. \$175.00. BY THE COURT, \$100.00. BY THE CLERK, \$75.00. BY THE ATTORNEY, \$100.00. BY THE FIDELITY AND SURETY COMPANY, \$100.00. BY THE COURT, \$100.00. BY THE CLERK, \$75.00. BY THE ATTORNEY, \$100.00. BY THE FIDELITY AND SURETY COMPANY, \$100.00.

PLAN PREPARED FOR  
JAMES E KEPHART &  
ANNELIESE C M FOX

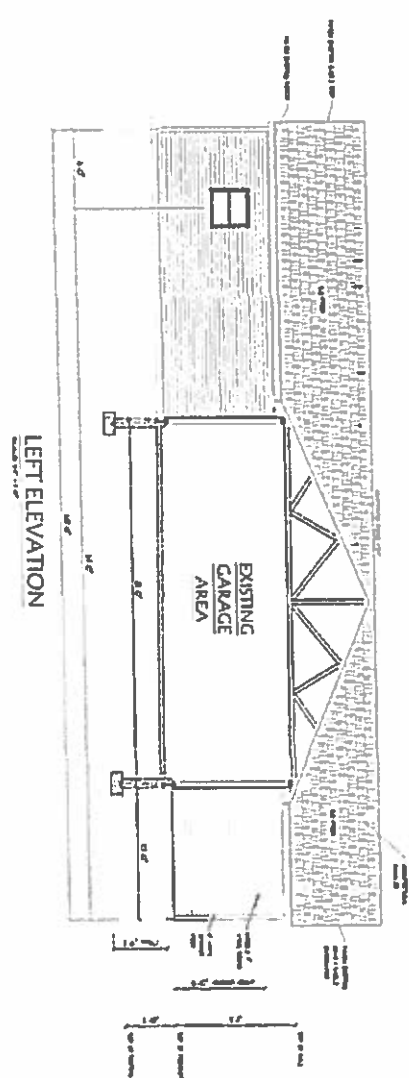
181 GALTHERI ROAD     WINDY, CONNECTICUT  
GENERAL IMPROVEMENT PLAN  
PROPOSED HOUSE ADDITION

SEAL: 1 - 19	FILE: 4445 OF 10	DATE: 1-30-2011
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DRAWING LIST	
ARCHITECTURAL	
FRONT & LEFT ELEVATIONS	A-1
RIGHT & REAR ELEVATIONS	A-2
FOUNDATION & FLOOR PLAN	A-3
CODE INFO, BUILDING SECTION & WALL BRACING	A-4



NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.  
3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

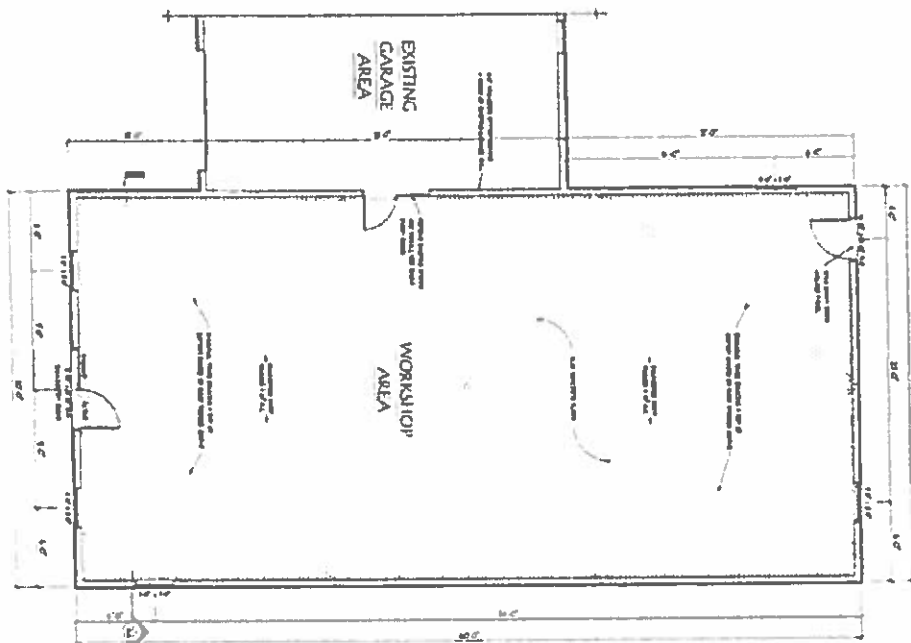
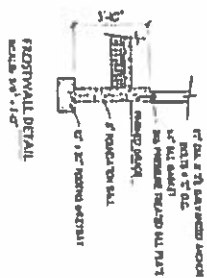
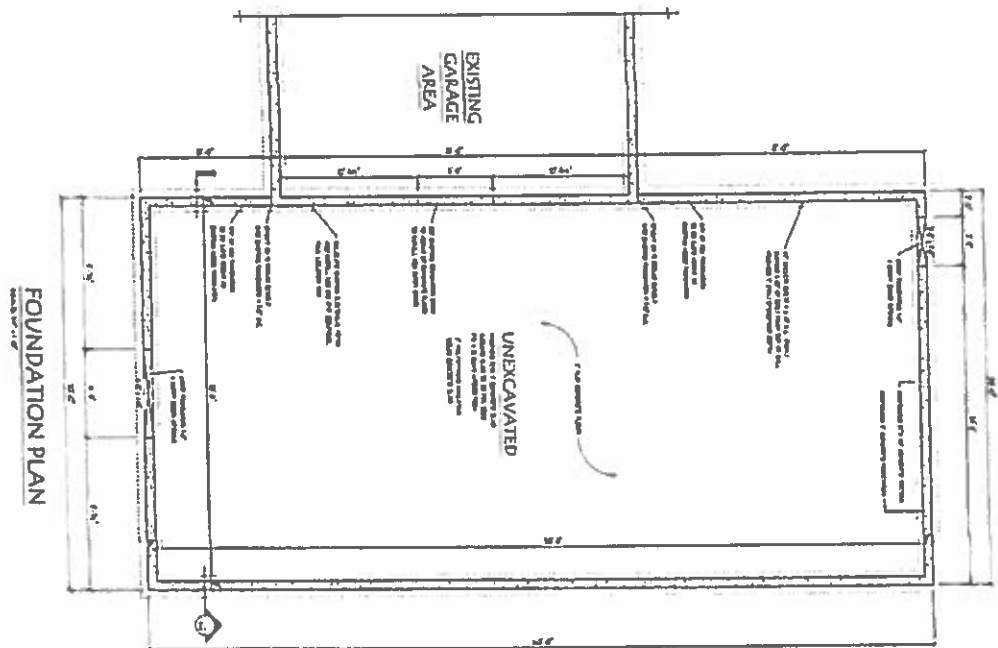


NEW GARAGE FOR JIM KEPHART  
101 BAMFORTH ROAD  
VERNON, CT 06066

**E.D. HOME DESIGN, LLC**  
ARCHITECTURAL SERVICES  
101 BAMFORTH ROAD  
VERNON, CT 06066  
TEL: 860.875.1234  
WWW.EDHOMEDSIGN.COM

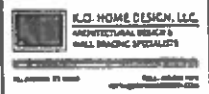
DATE 6-20-19	REVISIONS 001	SCALE 1/4" = 1'-0"	PROJECT NEW GARAGE FOR JIM KEPHART
11			





## NEW GARAGE FOR JIM KEPHART

181 BAMFORTH ROAD  
VERNON, CT 06066



# CODE INFORMATION

CODE BOOK: CONSTRUCTION FOR BUILDING CODES, 2001  
 INTERNATIONAL BUILDING CODES, 2001  
 INTERNATIONAL MECHANICAL CODES, 2001  
 INTERNATIONAL PLUMBING CODES, 2001  
 INTERNATIONAL FIRE CODE, 2001  
 INTERNATIONAL ELECTRICAL CODE, 2001  
 INTERNATIONAL ENERGY CODE, 2001  
 INTERNATIONAL SWEET'S CATALOG, 2001

# FOUNDATION NOTES AND SPECIFICATIONS

1. ALL FOUNDATION NOTES AND SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THE FOUNDATION NOTES AND SPECIFICATIONS OF THE BUILDING CODES, 2001.  
 2. ALL FOUNDATION NOTES AND SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THE FOUNDATION NOTES AND SPECIFICATIONS OF THE BUILDING CODES, 2001.  
 3. ALL FOUNDATION NOTES AND SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THE FOUNDATION NOTES AND SPECIFICATIONS OF THE BUILDING CODES, 2001.  
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# GENERAL NOTES AND REQUIREMENTS

1. ALL GENERAL NOTES AND REQUIREMENTS ARE TO BE USED IN CONJUNCTION WITH THE GENERAL NOTES AND REQUIREMENTS OF THE BUILDING CODES, 2001.  
 2. ALL GENERAL NOTES AND REQUIREMENTS ARE TO BE USED IN CONJUNCTION WITH THE GENERAL NOTES AND REQUIREMENTS OF THE BUILDING CODES, 2001.  
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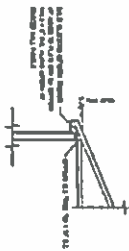
# FRAMING NOTES AND SPECIFICATIONS

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 2. ALL FRAMING NOTES AND SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THE FRAMING NOTES AND SPECIFICATIONS OF THE BUILDING CODES, 2001.  
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 4. ALL FRAMING NOTES AND SPECIFICATIONS ARE TO BE USED IN CONJUNCTION WITH THE FRAMING NOTES AND SPECIFICATIONS OF THE BUILDING CODES, 2001.

Wall Bracing Schedule									
Braced Wall Line		Method		Minimum		Maximum		Bracing Length	
Wall	Spacing - ft.	Bracing	ft.	ft.	ft.	ft.	ft.	ft.	ft.
A	6.0	C1 WSP	1	11.00	18.1	2.33	0.84	5'-0"	12.1
B	6.0	C1 WSP	1	11.00	18.1	2.33	0.84	5'-0"	12.1
C	6.0	C1 WSP	1	11.00	18.1	2.33	0.84	5'-0"	12.1
D	6.0	C1 WSP	1	11.00	18.1	2.33	0.84	5'-0"	12.1

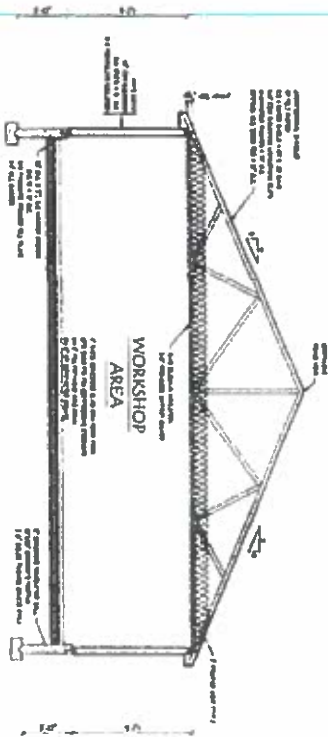
NOTES: 1. ALL BRACED WALLS ARE TO BE USED IN CONJUNCTION WITH THE BRACED WALL PLAN AND THE BRACED WALL SECTION. 2. ALL BRACED WALLS ARE TO BE USED IN CONJUNCTION WITH THE BRACED WALL PLAN AND THE BRACED WALL SECTION. 3. ALL BRACED WALLS ARE TO BE USED IN CONJUNCTION WITH THE BRACED WALL PLAN AND THE BRACED WALL SECTION. 4. ALL BRACED WALLS ARE TO BE USED IN CONJUNCTION WITH THE BRACED WALL PLAN AND THE BRACED WALL SECTION.

ATTENTION: 1. ALL BRACED WALLS ARE TO BE USED IN CONJUNCTION WITH THE BRACED WALL PLAN AND THE BRACED WALL SECTION. 2. ALL BRACED WALLS ARE TO BE USED IN CONJUNCTION WITH THE BRACED WALL PLAN AND THE BRACED WALL SECTION. 3. ALL BRACED WALLS ARE TO BE USED IN CONJUNCTION WITH THE BRACED WALL PLAN AND THE BRACED WALL SECTION. 4. ALL BRACED WALLS ARE TO BE USED IN CONJUNCTION WITH THE BRACED WALL PLAN AND THE BRACED WALL SECTION.

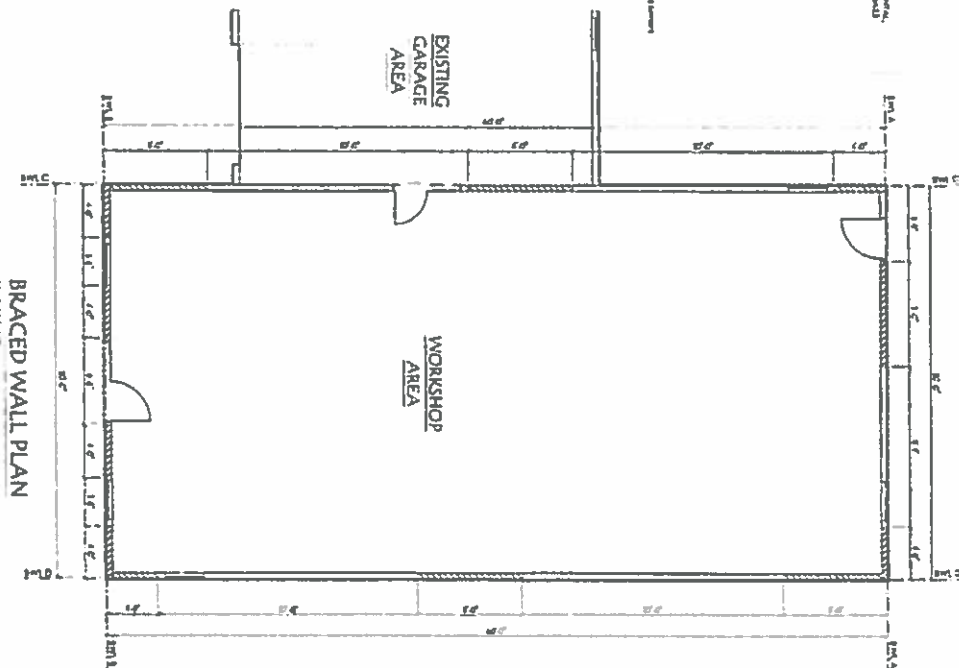


BRACED WALL PANEL CONNECTION TO PERPENDICULAR TRUSSES

BRACED WALL PANEL



BUILDING SECTION



BRACED WALL PLAN

NEW GARAGE FOR JIM KEPHART  
 51 BAINFORTH ROAD  
 VERNON, CT 06066

K.O. HOME DESIGN, LLC  
 ARCHITECTURAL DESIGN &  
 CONSTRUCTION SPECIALTY  
 1000 ROUTE 1  
 VERNON, CT 06066

DATE: 10/1/01  
 DRAWN BY: J. KEPHART  
 CHECKED BY: J. KEPHART  
 SCALE: 1/4" = 1'-0"



Alphabetic Number:	146
"500	3017
Alphabetical Name	
Identical	
Acting District International	
Jurisdiction Name	
Area	
Issuing Number	

1 to Description  
Topography  
Height  
Public Utilization  
Electric  
Street or Road  
Paved  
Neighborhood  
Zoning  
H-27  
Legal Acres:  
2.7000

→

Consideration	Transfer Date	Good Book/Pages	Dead	Type

317000	02/25/2005	1711	305
27000	08/31/1903	465	216

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2016 Review

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## Summary

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### Summary of Improvements

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Memory

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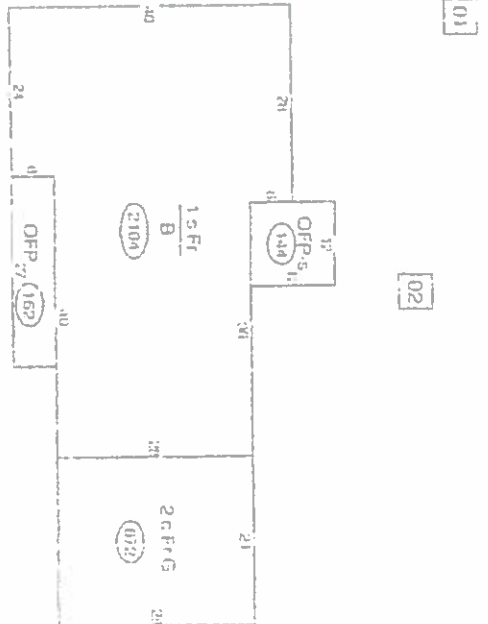
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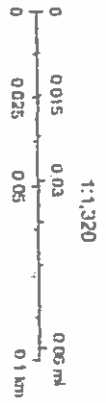
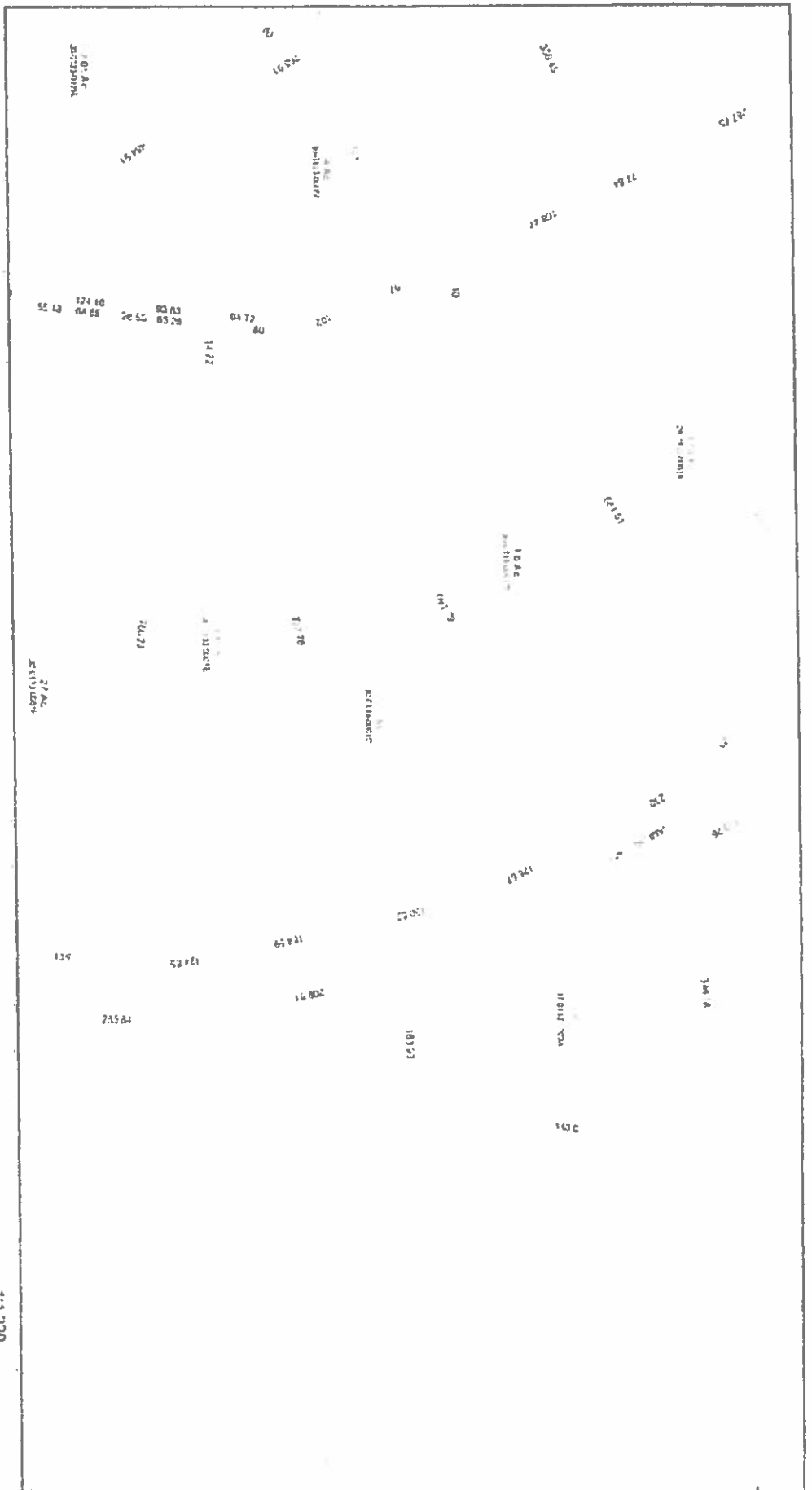
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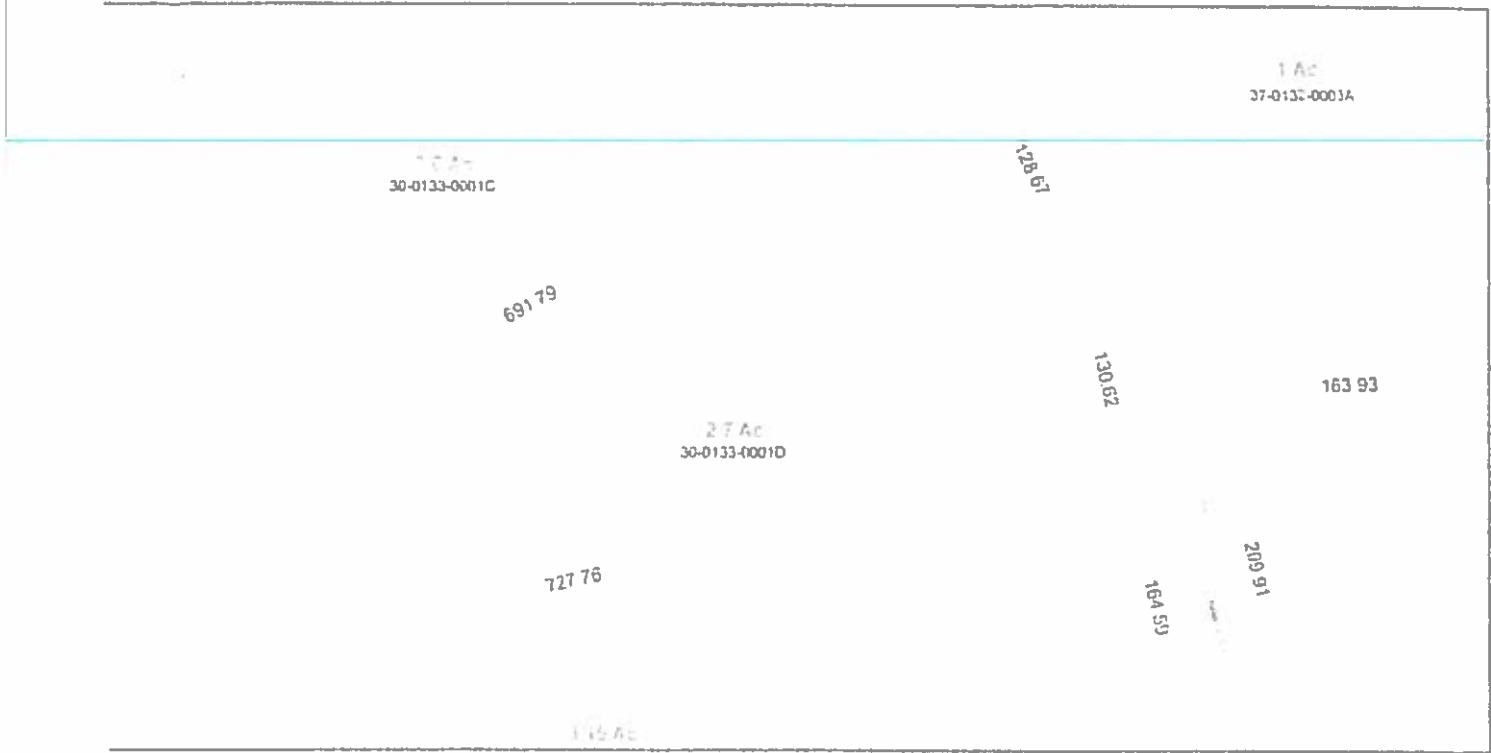
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March 26, 2018





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Scale of Aerial

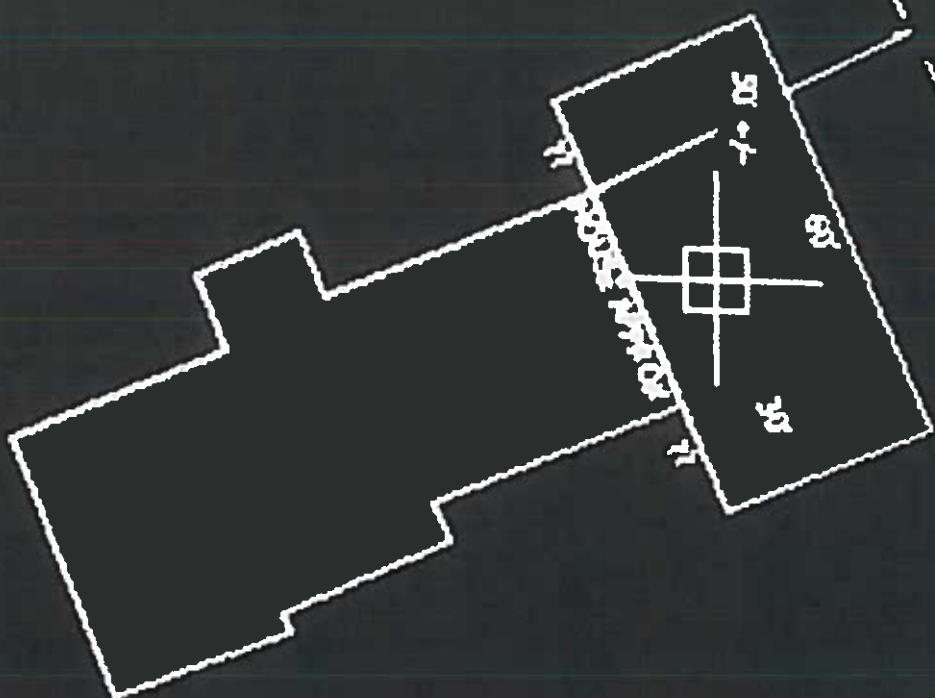


March 26, 2010

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THIBEAULT

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195 BAMFORTH RD  
VERNON, CT 06066-5620

30-0133-0001C  
BLONSTEIN BART D  
PO BOX 532  
VERNON, CT 06066-0532

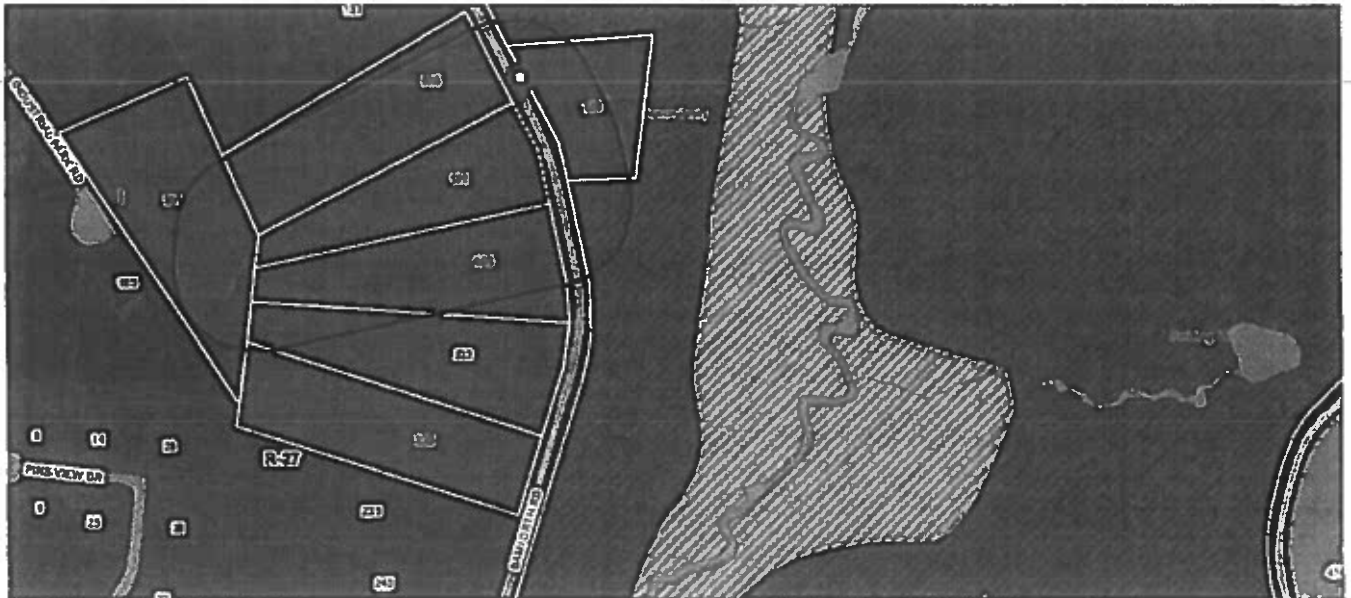
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OLD CEMETERY  
BAMFORTH RD  
VERNON, CT 06066

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JAMES E & KEPHART  
FOX ANNELIESE C M  
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VERNON, CT 06066

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GREEN ENERGY REALTY LLC  
75 GERBER RD EAST  
SOUTH WINDSOR, CT 06074

30-0133-0001F  
KAZEMI REZA B & GHARAI TALIEH  
213 BAMFORTH RD  
VERNON, CT 06066-5629

30-0133-0001G  
WILEY ROGER D & JOANNE P  
225 BAMFORTH RD  
VERNON, CT 06066-5629



### Parcel Information

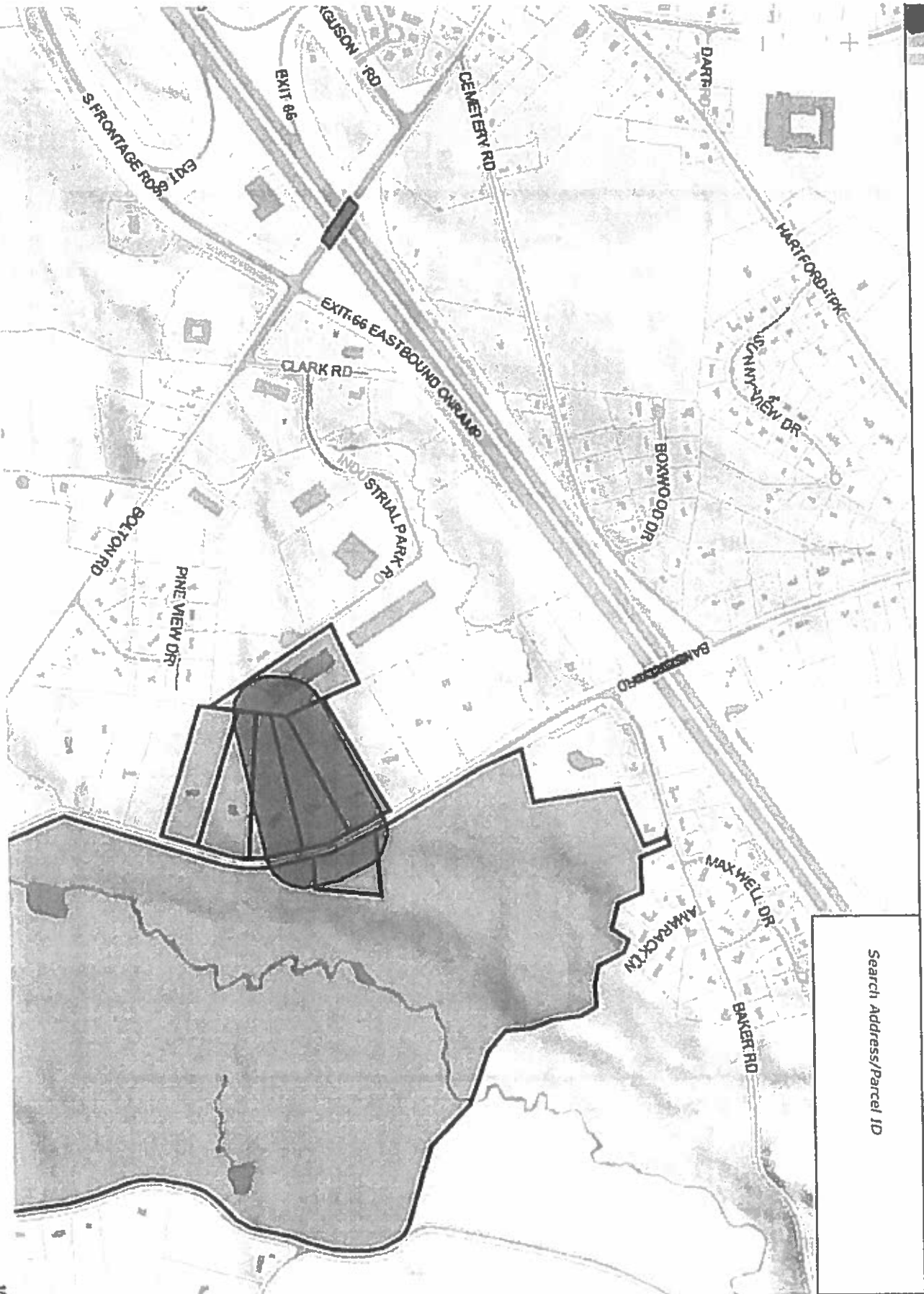
181 BAMFORTH RD

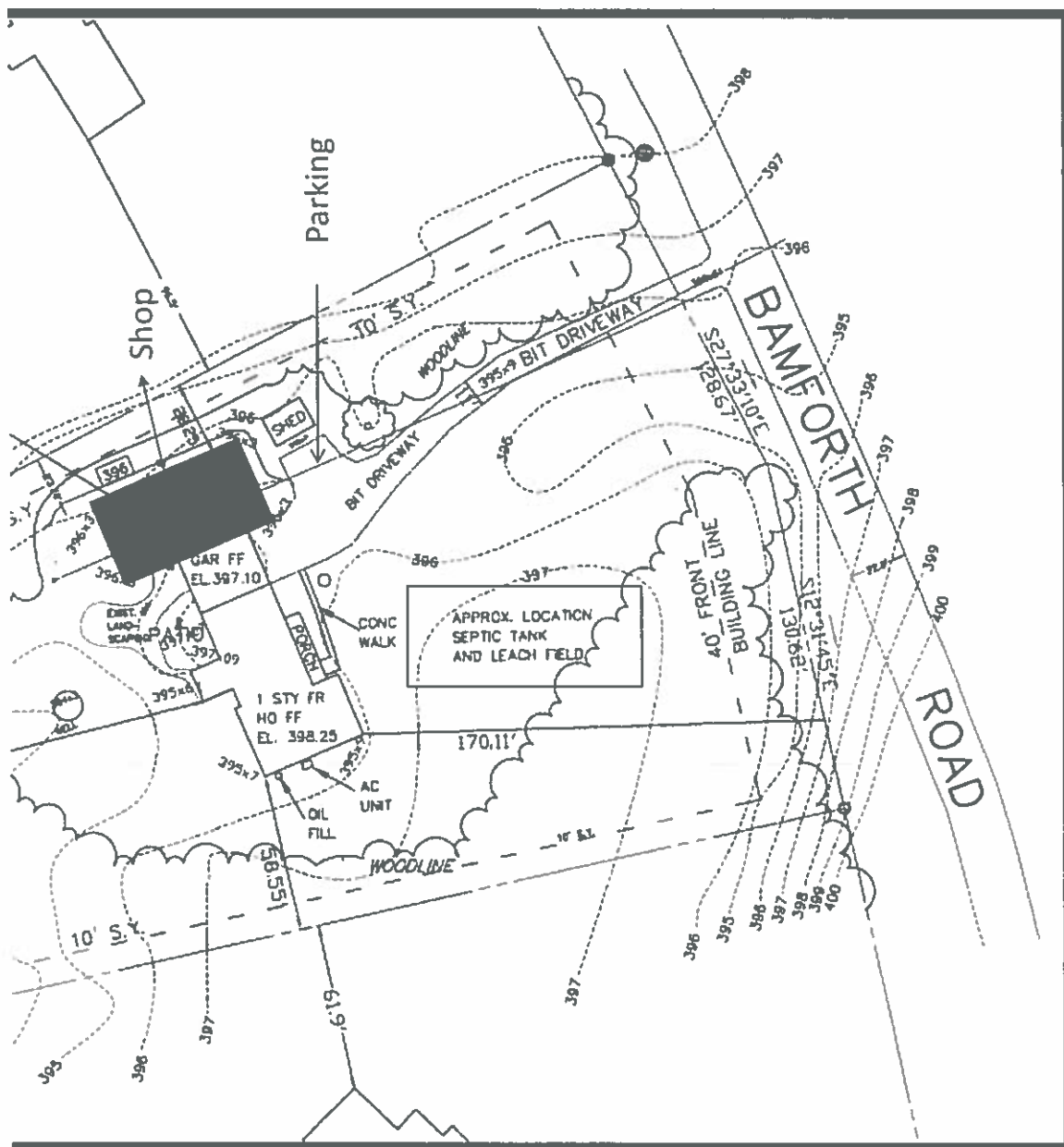
30-0133-0001D



# Land Use Public Notification

Search Address/Parcel ID





**STAFF COMMENTS**  
**(PZ-2020-02)**



# TOWN OF VERNON

PLANNING  
DEPARTMENT

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## MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, Town Planner

SUBJECT: PZ-2020-02: 181 Bamforth Rd.— Special Permit for a Major Type 2 Home Based Business, Woodworking/Woodturning

DATE: April 2, 2020

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### Proposal:

Jim Kephart, applicant and property owner (the "Applicant"), requests a special permit to operate a woodturning home business in a portion of his residence located at 181 Bamforth Rd. (Assessor ID: Map 30, Block 0133, Parcel 0001D).

The Applicant's narrative describes the home-based woodturning business as "*custom to order woodturning specializing in reproduction and custom turnings such as posts, balusters, turned furniture parts for restoration and custom furniture.*" The shop area for the business is estimated at 600 sq. ft., with total on-site, by appointment only customers estimated at a maximum of three per week. The Applicant also indicated that he anticipates approximately 5 deliveries per year of materials. There is no showroom nor retail offerings.

### Relevant Considerations under Zoning

The property is zoned R-27, consists of 2.7 acres with a 2,100 sq.ft. single-family home with an 1,800 sq.ft attached shop. Under section 4.4.4.8, a home based business of Major Type 2 is permitted by special permit and the applicant has included a site plan of the existing conditions dated July 30, 2019 in their submission and building plans dated August 30, 2019 (revised October 3, 2019). The construction of the shop was permitted and completed prior to the submission of the special permit application. No additional new construction is proposed as a result of the special permit. The Zoning Ordinance defines a Type 2 Home based business specifically which "relies on customer trade at the dwelling or premises." The Zoning Enforcement Officer has concurred that the use meets the Type 2 Home Based business criteria.

*Special Permit Criteria:*

In order to approve a special permit, the Commission must find that the applicant meets the relevant general special permit criteria of Section 17.3.1, specifically:

17.3.1.1 It shall not create a hazardous condition relative to public health and safety;

17.3.1.2 It shall be compatible with neighboring uses;

17.3.1.3 It shall not create a nuisance;

17.3.1.4 It shall not hinder the future sound development of the community;

17.3.1.5 It shall conform to all applicable sections of this ordinance;

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*Home-Base Business Criteria*

In order to approve a special permit, the Commission must also find that the applicant meets the relevant Sections 3.29 related to Home Businesses.

3.29.2.1 The home based business shall not occupy more than 25% of the habitable floor area;

3.29.2.2 The homebased business shall not change the exterior residential character of the dwelling, building or premises in any manner and shall not rely on a separate exterior entrance for exclusive access to the business space;

3.29.2.3 No person other than the resident(s) of the dwelling unit shall be employed on the premises to conduct business;

3.29.2.6 No parking shall be established beyond the normal parking demands;

3.29.2.7 The home based business shall not display or advertise;

3.29.2.8 No materials, products, or equipment for the home based business shall be stored outside of the space designated for the business;

3.29.2.9 The home based business shall not create any noise, odor, dust, etc...on the premises discernible at the property lines;

3.29.2.10 No commercial vehicles shall be stored.

## **Other Reviews**

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This application was circulated to all relevant department heads for comment; there are no comments or identified outstanding issues at this time.

Town Staff have reviewed the site and determined that the request generally meets or can meet the provisions of Sections 3.29 and 17.3.1. It should be noted that a personal hobby shop for woodworking and wood turning is permitted by right and without PZC review. The addition of on-site customers sets the home-based special permit review in motion.

The Commission could make the finding that the protective provisions of section 3.29 (Home Business) and 17.3.1 (Special Permit) have been met. Conditions related to the following could benefit the project:

- Limitations on weekly customers
- Limitations on material deliveries
- Prohibitions on wood finishing and wood finishing products

## **DRAFT MOTION(S)**

**A. I move that the Planning and Zoning Commission Approve PZ-2020-02, a special permit for a woodturning home-based business at 181 Bamforth Rd., based upon a finding that the request is consistent with the home-based business requirements set forth in Section 3.29 and is consistent with the special permit requirements of 17.3.1, subject to the following conditions:**

- 1. The home based business is limited to an area of 750 sq. ft.**
- 2. The home based business is limited to 6 material deliveries per year.**
- 3. The home based business is limited to 5 customers per week, by appointment only.**
- 4. No wood finishing products shall be used on the property.**
- 5. The home based business is subject to the general improvement plan dated July 30, 2019 and the architectural plans dated August 30, 2019, revised October 3, 2019.**

**B. I move an alternate motion**